

**Minutes
Bar Harbor Planning Board
August 29, 2007**

Members present: Jennifer Booher, Vice-Chair; Sarah Stanley, Secretary; Kevin Cochary; Mike Gurtler

Also present: Anne Krieg, Planning Director; Kris Hultgren, Staff Planner; Lee Bragg, Esq., Town Attorney

I. CALL TO ORDER — 5:38 p.m.

II. EXCUSED ABSENCES

III. ADOPTION OF THE AGENDA

Mr. Cochary made a motion to adopt the agenda. Mr. Gurtler seconded and the Board voted unanimously on the motion.

IV. APPROVAL OF MINUTES

There were no minutes to approve.

V. REGULAR BUSINESS

A. Continuation of a Public Hearing – SP-06-08 Cadillac Management Company, LLC
Project Location: 322, 330, and 336 Main Street, Bar Harbor Tax Map 108, Lots 30, 38, 39, and 40

Applicant: Cadillac Management Company, LLC

Application: The application proposes to build an addition (approximately 9,700 SF) to the existing Cadillac Mountain Office Building, with accompanying changes to parking and pedestrian circulation.

The Board discussed a letter from Nancy Starbuck.

Mr. Gurtler commented that breaking up the building into uses and assigning parking that way will set a precedent for future projects.

Ms. Krieg reiterated that the Board should evaluate each project on its own merits.

Mr. Moore commented that he felt the Board should apply the Land Use Ordinance consistently to all projects.

The Board discussed applying a 2 per thousand parking standard to the 5,000 SF of office space that is clearly for administrative use.

The Board discussed enforcement issues regarding the leasable area.

Mr. Cochary expressed concern over the scale of the project.

The applicant, Mr. Cough, spoke about the scale and the district of the proposed project commenting specifically that the scale was approved by the Design Review Board.

Mr. Gurtler commented that the project is in a business district and is where growth is supposed to be directed according to the comprehensive plan.

Mr. Gurtler made a motion to apply the 4 per thousand parking standard to 21,000SF and the 2 per thousand parking standard to 5,000SF for a total parking requirement of 94 spaces. Mr. Cochary seconded and the Board voted unanimously on the motion.

Ms. Booher opened up the meeting to public comment.

Noreen Hogan commented on the lack of landscaping maintenance on the property.

Mary Dudzik commented on who may occupy the new building.

Marge Beam commented on the scale of the project.

Mr. Patterson, representing Mr. Colket, expressed concern about the shared parking agreement.

Mr. Ross, representing the applicant, talked about applying the ordinance in a consistent manner.

Mr. Moore outlined the green credits space on the site plan for the Board members.

Bruce Riddell of the public expressed his concern with the scale of the project.

Mr. Gurtler made a motion to close the public hearing. Ms. Stanley seconded and the Board voted unanimously on the motion.

The Board opened deliberations.

The Board discussed the application of parking and green space credits.

Mr. Gurtler made a motion to grant 14 green space credits as outlined on the plan for lot 1. Mr. Cochary seconded and the Board voted unanimously on the motion. .

The Board talked about street trees.

Mr. Gurtler made a motion to grant 18 tree credits for lot 1. Ms. Stanley seconded and the Board voted unanimously on the motion.

Mr. Gurtler made a motion to require 46 additional physical spaces on lot 2 for the building on lot 1 after subtracting the 14 green space credits, the 18 street tree credits and the existing 16 spaces on lot 1 from the 94 space requirement established earlier. Ms. Stanley seconded and the Board voted unanimously on the motion.

Mr. Cochary made a motion to include the condition that if there is a reduction in the amount of leased space the new parking requirement can be handled by the Code Enforcement Officer but if there is an increase leased space that increases the amount of parking required it comes back to the Planning Board for review. Mr. Gurtler seconded and the Board voted unanimously on the motion.

Mr. Gurtler made a motion not to consider plan 9.1.c.2. Mr. Cochary seconded and the Board voted unanimously on the motion.

The Board discussed the connection of the two lots and the entrances from Main Street.

Mr. Cochary made a motion to accept the 12 spaces needed for the office space on lot 2. Mr. Gurtler seconded and the Board voted unanimously on the motion.

The Board discussed lot 2.

Mr. Cochary made a motion to grant 6 parking credits for lot 2 and reduce the parking requirement from 12 to 6. Mr. Gurtler seconded and the Board voted unanimously on the motion.

The Board discussed traffic issues with traffic engineer Mr. Theriault.

Mr. Theriault does not think MaineDOT will approve the curb cuts on Main Street.

Mr. Moore agreed to provide a new plan to Board members by September 4.

Mr. Gurtler made a motion to continue deliberation to the September 5 meeting. Mr. Cochary seconded and the Board voted unanimously on the motion.

VI. OTHER BUSINESS

VII. PLANNING DIRECTOR'S REPORT

Ms. Krieg updated the Board on AB-07-09. Mr. Cochary asked to have council when the Dawes subdivision gets remanded to the Planning Board. The Board decided to hear the remand of the Dawes subdivision on September 19.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT – 8:02 PM

Ms. Gurtler made a motion to adjourn, Mr. Cochary seconded and the Board voted unanimously on the motion.

Signed as approved:

Kay Stevens-Rosa, Chair
Planning Board, Town of Bar Harbor

Date